

**CIA INTERNAL USE ONLY**156-1466-1  
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7 June 1956

**MEMORANDUM FOR THE RECORD****SUBJECT: Building - Parkway - Acquisition of Right-of-Way**

1. The press mentioned about 4 June that a bill was before the Congress for park and Parkway appropriations including an item for acquisition of right-of-way for the Parkway from Spout Run to Langley.

2. On 6 June, I talked to Mr. Nolte, who handles financial matters for the NCPC. He told me that the bill will appropriate \$526,000 for this right-of-way acquisition. \$26,000 of this amount is to cover the Worthington property in Arlington for which sufficient funds are not now available. The remaining \$500,000 will be expended in Fairfax County to carry the right-of-way acquisition to Langley. Nolte stated in a second call, after talking to Nolen, that this was in addition to any funds that we might provide for this purpose.

3. As the material that follows shows, the total cost of right-of-way acquisition in Fairfax County up to Langley isn't expected to go above \$850,000. Of this, by statute, the Federal share would be one-half or \$425,000. Since Nolen earlier told us that he already has \$150,000 for Unit II (north of Route 123) and since \$100,000 of Federal funds have already been committed for Unit I (Route 123 south to Arlington line), it would appear that Nolen will have \$325,000 of his own appropriation left without touching ours at all. Even if some arrangement were worked out for the Federal Government to bear the total remaining State-County cost (\$325,000, since \$100,000 is already committed for Unit I), Nolen would not require any of our money.

4. I asked Nolte about the status of appraisals and acquisition in Fairfax County and he had Mr. Grotelcross, who handles appraisals, call me on 7 June. Mr. Grotelcross stated that they now had a full appraisal on Unit I of \$450,000. Their earlier estimate (and the amount contributed under tripartite agreement) was \$200,000. Unit II was originally estimated at \$300,000. A little more land is now required for the interchange at the intersection of the Parkway and Route 123. However, land values in this section have gone up less than further south and Grotelcross' present estimate of the cost is \$400,000.

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5. Grotelless raised the point that the County might not have enough money to meet these increased costs no matter how willing they might be to cooperate. He suggested that we might get our authority amended so that the Federal Government could pay the full cost of right-of-way acquisition, stating that this was his interpretation of the intent of the Congress. I used this request of his as a lever for expedition of acquisition. I told him we would probably go to the Congress in January for an increase in our building authorization, that this would be the proper time to ask for a modification in the land acquisition language but that we would have to have various detailed facts to support it. I said that I thought we would require a full appraisal, survey and tripartite agreement for all of the acquisitions within Fairfax County before we could even consider this proposal. The NCPC cannot, unfortunately, use the available joint funds for survey and appraisal expenses, because the existing tripartite agreement prohibits any expenditure of funds until after the appraisal. This is apparently the main reason survey and appraisal have been delayed.

6. It will be recalled from earlier memoranda, and Grotelless confirmed it today, that NCPC thinking is that a new tripartite agreement would not be for Unit II only but would incorporate Unit I, so that the funds would not be split into two accounts. It will also be recalled that I earlier offered my services to Nolen in drafting such an agreement since Nolen is presently without a General Counsel.

7. I asked Grotelless what he would recommend as our next step. He suggested a letter to Nolen pointing out the importance to this Agency of maximum expedition in land acquisition so that the Parkway will be ready when the building is completed. He suggested also that my services again be offered in preparing the agreement, and that we offer to provide from our appropriations funds for the necessary preliminary expenses of appraisal and survey, which he does not believe would exceed \$10,000. I think this is a sound recommendation and have attached to this memorandum a proposed draft of a letter. We might wish to consider the possibility of sending a copy of the letter to Mr. Bartholomew because of Nolen's foot-dragging proclivities.

[Redacted]  
Assistant General Counsel

STATINTL

Attachment

cc: Orig. & 1 - Col. White

[Redacted]  
Mr. Saunders

STATINTL

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